

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – March 11, 2009
Fresno City Hall, Room 2165A (2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by CHAIR Payne at 5:07 p.m.

Commissioners

Present:	Daniel Payne, CHAIR Rogenia Cox, VICE-CHAIR Armando Rodriguez, Commissioner Wayne Jones, Commissioner Jeffrey Harrington, Commissioner Vacant, Commissioner Vacant, Commissioner	Absent:	
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Staff

Present:	Claudia Cázares, Interim Manager Housing and Community Development Erica Castaneda, Acting Recording Secretary	Absent:	Keith Bergthold, Interim Director Planning and Development Department
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B. COMMUNICATIONS

None

C. APPROVAL OF MINUTES

Minutes of February 11, 2009 were approved as presented.

D. GENERAL ADMINISTRATION

1. REVIEW OF SCORING PROCEDURES FOR THE FY 2009-2010 ANNUAL ACTION PLAN PROCESS

Crystal Smith, Budget and Management Studies Division, provided the report to Commissioners. Staff recommends that HCDC review the scoring process for evaluating the Community Development Block Grant (CDBG) application in preparation for the FY 2009-2010 CDBG recommendation to the Mayor. The City of Fresno expects to receive \$7,538, 236 of entitlement funding for FY 2010. Staff began preparation of the FY 2009-2010 Annual Action Plan through a Notice of Funds Available (NOFA) published in the Fresno Bee on January 14, 2009. The NOFA encouraged nonprofit agencies to apply for funds. Two technical assistance workshops were conducted to assist agencies in preparing eligible applications. City Staff have reviewed and invited agencies submitting eligible applications to present the merits of their perspective projects to Commissioners. HCDC is asked to conduct the public hearing scheduled on March 25, 2009; review and score FY 2010 CDBG applications by April 1, 2009 and adopt the ranked CDBG projects as a recommendation to the Mayor. A Request for Funds binder with eligible CDBG applications will be delivered to Commissioners on Monday, March 16, 2009. Prior review of the applications and scoring criteria will prepare Commissioners to ask pertinent questions of applicants to determine an appropriate score. A sample application was handed out to Commissioners. Commissioners had questions and discussion followed. Commissioners agreed to make funding recommendations at the April 8, 2009 HCDC meeting. There was no vote required for this item.

2. ADOPT A RESOLUTION AUTHORIZING THE SUBMITTAL OF A PROPOSITION 1C INFILL INFRASTRUCTURE GRANT PROGRAM JOINT APPLICATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR THE TRANSIT VILLAGE PROJECT AND AUTHORIZE THE PLANNING AND DEVELOPMENT INTERIM DIRECTOR TO EXECUTE ALL NECESSARY GRANT DOCUMENTS

Corrina Nunez, Housing and Community Development Division, provided the report to Commissioners. Staff recommends that the Housing and Community Development Commission (HCDC) recommend to City Council to adopt a resolution authorizing the submittal of a Proposition 1C Infill Infrastructure Grant Program (IIG) joint application in the amount of \$3,006,433 to the California Department of Housing and Community Development (HCD) for program funds for the Transit Village project; and authorize the Planning and Development Interim Director to sign all necessary documents for participation in the IIG Program subject to review by the City Attorney's

Office. The City and ROEM are preparing to submit a joint application in response to the January 30, 2009 Notice of Funding Availability (NOFA) provided by the passage of Proposition 1C- Housing and Emergency Shelter Trust Fund Act of 2006. Approximately \$197 million is available through this NOFA of which \$19.7 million or 10% is geographically allocated for the Central Valley. Funds provided under the program are to be used as gap financing for infrastructure improvements and are allocated through a competitive process using a point scale. If the City and ROEM are successful in obtaining an award, funds will be used to pay for infrastructure needs for the Transit Village project. A City Council adopted Resolution is a requirement for submittal of an IIG Program application to the State and serves as evidence that the decision making body has approved the application. Commissioners had questions and discussion followed. Claudia Cázares assisted in answering Commissioner's questions.

Motion: Motion was made to recommend approval of item D2 by Commissioner Rodriguez
Second: Commissioner Jones seconded the motion.
Ayes: Payne, Cox, Rodriguez, Harrington, Jones
Noes: None
Abstain: None

3. CONSIDER RECOMMENDING THE COUNCIL ADOPT A RESOLUTION APPROVING A ONE YEAR EXTENSION OF THE CHINATOWN EXPANDED COMMUNITY REDEVELOPMENT PLAN PROJECT AREA COMMITTEE

Jeff Findley, Redevelopment Agency, provided the report to Commissioners. Staff recommends that the Housing and Community Development Commission recommend that the City Council and Agency Board adopt a resolution approving a one year extension of the Chinatown Expanded Community Redevelopment Plan Project area Committee (PAC). Chinatown PAC was formed in 2005 to advise the City Council and RDA board regarding the 2006 amendments to the Chinatown Plan. The term of the PAC is scheduled to end on April 17, 2009, which is three years from the adoption of the 2006 Amendment to the Chinatown Plan. The Community Redevelopment Law (CRL) allows the City Council to approve one year extensions on an annual basis when it is determined that the assistance of the PAC is required for ongoing plan implementation and/or the processing of plan amendments to the Merger No. 1 project area which includes the Chinatown Plan. The extension of the PAC is essential to this process as well as the ongoing redevelopment efforts in Chinatown. Commissioners had questions and discussion followed. Jerry Freeman, Redevelopment Agency, assisted in answering Commissioner's questions. Public comments followed (Mike Yada, Chinatown Revitalization and Kathy Omachi, Chinatown Revitalization).

Motion: Motion was made to recommend approval of item D3 by Commissioner Rodriguez
Second: Commissioner Cox seconded the motion.
Ayes: Payne, Cox, Rodriguez, Harrington, Jones
Noes: None
Abstain: None

4. CONSIDER RECOMMENDING THE AGENCY BOARD CONDITIONALLY AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY LOCATED AT 4035 E. VENTURA STREET (APN 461-272-11) OWNED BY ARA ADANALIAN. THE PROPERTY IS WITHIN THE SOUTHEAST FRESNO REVITALIZATION PROJECT AREA.

David Martin, Redevelopment Agency, provided the report to Commissioners. Consider recommending authorization to the Executive Director to enter into a Purchase and Sale Agreement for the purchase of APN 461-272-11, located within the Southeast Fresno Revitalization Area. The 11,250 square foot parcel is located just west of the Ventura and Eleventh Street intersection. The acquisition is for the blight removal along a highly visible corridor and the prospect of a higher density use of the land that would be consistent within the Southeast Fresno Revitalization Plan. The Agency recently purchased the adjacent vacant building and parking lot at 4007-4017 Ventura on the corner of Ventura and Tenth streets. The purchase of the subject property would enable the Agency to assemble a more development ready parcel for future commercial development. After acquiring the subject parcel the property would be marketed to and made available to a developer through a competitive "Request for Proposal/Qualification" process. The Agency has acquired an appraisal by Kenneth Hopper, MAI, that values the property at \$117,300, the agreed upon purchase price. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D4 by Commissioner Rodriguez
Second: Commissioner Jones seconded the motion.
Ayes: Payne, Cox, Rodriguez, Harrington, Jones
Noes: None
Abstain: None

5. **CONSIDER RECOMMENDING THE COUNCIL ADOPT AN ORDINANCE TO DELETE THE DEBT INCURRENCE TIME LIMIT PURSUANT TO SB- 211, FROM TWO REDEVELOPMENT PLANS WITHIN THE MERGER NUMBER TWO REDEVELOPMENT PROJECT, INCLUDING THE SOUTHWEST FRESNO GENERAL NEIGHBORHOOD RENEWAL AREA PROJECT AND REDEVELOPMENT PLAN FOR THE FRUIT/CHURCH PROJECT**

Jeff Findley, Redevelopment Agency, provided the report to Commissioners. The Agency recommends that the Housing and Community Development Commission recommend that the Council adopt an ordinance that will delete the Debt Incurrence Time Limit pursuant to SB 211 from two redevelopment plans within Merger Number Two Redevelopment Project, including the Southwest Fresno General Neighborhood Renewal Project and the Fruit/Church Project. Council adopted amendments in 1998 to the two redevelopment plans within Merger Number Two. One of the amendments provided for the setting of the current time durations for the Debt Incurrence Time Limits of the two redevelopment plans. In 2001, SB 211 was passed which permits an amendment to delete the Debt Incurrence Time Limit for redevelopment plans adopted prior to 1993. Without amendments to delete the Debt Incurrence Time Limit from the plans, the Agency's financial and redevelopment activities would be curtailed. The new time limits would correspond with expiration dates for the plans as follows: Southwest Fresno General Neighborhood Renewal Area Project, January 14, 2012, and Redevelopment Plan for the Fruit/Church Project, October 7, 2014. Council previously adopted ordinances deleting Debt Incurrence Time Limit for Merger One and FATRA. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D5 by Commissioner Jones

Second: Commissioner Cox seconded the motion.

Ayes: Payne, Cox, Rodriguez, Harrington, Jones

Noes: None

Abstain: None

6. **CONSIDER RECOMMENDING THE AGENCY BOARD APPROVE THE AGENCY NEGOTIATE AND EXECUTE A MEMORANDUM OF UNDERSTANDING (MOU) FOR THE DEVELOPMENT OF REAL PROPERTY IN CHINATOWN EXPANDED PROJECT AREA**

Chad Wakefield, Redevelopment Agency provided the report to Commissioners. It is recommended that the Housing and Community Development Commission recommend to Council that the Agency negotiate and execute a Memorandum of Understanding (MOU) for the transfer of approximately 1.8 acres of real property in the Chinatown Expanded Project Area. The developer, Fresno Historic Chinatown, LLC has been performing due diligence for the development of mixed use projects in the Chinatown Expanded Redevelopment Project Area. They have identified properties suitable for multi-phased affordable housing and retail mixed use projects that would deliver approximately 200 units of affordable housing and approximately 9,000 square feet of retail. The developer's financing plans for the project includes applying for a 1C Infill Infrastructure Grant and the California Tax Credit Allocation Committee's Low Income Housing Tax Credits. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D6 by Commissioner Rodriguez

Second: Commissioner Harrington seconded the motion.

Ayes: Payne, Cox, Rodriguez, Harrington, Jones

Noes: None

Abstain: None

E. INFORMATIONAL REPORTS

1. Jeff Findley, Redevelopment Agency, updated Commissioners on the Chinatown ENA Amendment.
2. Claudia Cázares handed out a memo to Commissioners from Mayor Swarengin requesting Commissioners to re-submit Commission applications.

F. COMMISSIONERS' ITEMS

1. Chair Payne reminded all Commissioners to complete and return Form 700 to City Clerk's Office before April 1, 2009.
2. Commissioner Rodriguez informed Commissioners that he will be out of the country from March 30, 2009 to April 14, 2009.
3. Commissioner Jones informed the Commission that he has submitted his letter of resignation from the Commission but will fill in when needed until more Commissioners have been appointed.

G. UNSCHEDULED ORAL COMMUNICATIONS

None

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **March 25, 2009.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:18 p.m.

Attest: Daniel Payne, CHAIR

Attest: Claudia Cázares, Interim Manager
Housing and Community Development